

SANTA BARBARA REDEVELOPMENT

SANTA BARBARA REDEVELOPMENT AGENCY

SUMMER 2001

HISTORIC RENOVATION OF SANTA BARBARA RAILROAD STATION COMPLETED



The Santa Barbara Railroad Station was officially reopened on December 18, 1999, with a ribbon cutting ceremony attended by many local dignitaries, including Congresswoman Lois Capps. The celebration marked the completion of the \$8.4 million Railroad Station Improvement Project - a highly successful collaboration between the Santa Barbara Redevelopment Agency, the California Department of Transportation, and Amtrak.

With designs by project architect Milford Wayne Donaldson and a contract with Lash Construction, Inc., extensive architectural, seismic, and systems-related upgrades were made to the depot building and the adjacent Railroad Express Agency (REA) building. New railroad passenger platforms were constructed, and new exterior lighting

and irrigation systems were installed throughout the site. Two new parking lots, bus and taxi loading areas, and an off-site bus parking area were also created.

In an effort to meet the U.S. Interior Secretary's Standards and Guidelines for Restoring Historic Buildings, many architectural elements, such as light fixtures and door hardware, were custom made to match the original colors and materials of the station. The site's traditional landscaping was restored with rock borders lining the station's long, curving driveway. California Pepper trees, Canary Island Palms, and Lantana hedges now fill the project site with color.

More than 200,000 travelers visit the Santa Barbara Railroad Station annually, with projected increases for the future. The station, with its Mission Revival

architecture, has been declared a City Landmark and is eligible for the National Register of Historic Places. The recent renovations have brought a profound aesthetic improvement to the lower State Street area, earning awards of recognition from the California Transportation Foundation, Santa Barbara Beautiful, and the California Redevelopment Association.

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Milagro de Ladera - A Miracle on Ladera Street

The story of the acquisition and rehabilitation of 322 Ladera Street is one of remarkable transformation. The 54-unit property had fallen into serious disrepair and dangerous social problems were rampant. The state of the complex seriously threatened the viability of an entire neighborhood. In response, the Redevelopment Agency convinced the nonprofit organization, Peoples' Self-Help Housing, to step in, establish order, and commence rehabilitation. Financing came from a Housing Authority bond and \$2 million in loans from the City and Agency. A festive celebration marked the completion of the extensive rehabilitation in March 1999.

The physical improvements are striking, as are the vast improvements in the lives of the predominantly very low-income tenancy. Peoples' Self-Help Housing succeeded in easing overcrowding, lowering rents, eliminating criminal activity, and offering tenants a vast array of badly needed social services. Three units were converted to community space that accommodates free classes and workshops, which are regularly offered to not just 322 Ladera tenants, but to all neighborhood residents.

The effect on the community has been equally impressive, with several neighboring property owners having started renovations of their own. Noting the extraordinary physical and social transformations of the area, the tenants and neighbors christened the project Milagro de Ladera - the Miracle of Ladera. Moreover, as a demonstration project of the City's Substandard Housing Task Force, the transformation of Ladera was designed to inspire other similar projects throughout the region. To date, Ladera has been replicated twice - once in Carpinteria and once in Isla Vista, with both projects specifically citing the success of Ladera in their funding requests.

The project's success has been noted far beyond the region in the winning of numerous prestigious awards from state and national organizations, including the California Redevelopment Association, the National Association of Local Housing Finance Agencies, and the American Planning Association, which gave the project three honors, including the coveted National APA Paul Davidoff Social Advocacy Award.



Courtyard of Milagro de Ladera



322 Ladera Street courtyard and pathway before the renovation



Milagro de Ladera pathway after the renovation

REDEVELOPMENT TIMELINE

1968

- ◆ Santa Barbara City Council creates the Redevelopment Agency (RDA), appointing the City Council as the Agency Board.

1972

- ◆ The Central City Redevelopment Project Area (CCRP) is created by adoption of a Redevelopment Plan.

1974

- ◆ The Choices of the Future report presents alternatives for development within the CCRP.

1977

- ◆ The First Amended Redevelopment Plan and Environmental Impact Report are adopted for the CCRP - redevelopment activity begins.

- ◆ RDA issues short-term bonds totaling \$1,165,000 for streetscape and parking related improvements.

Santa Barbara Homeless Day Center Opens

On December 1, 1999, the Coalition to Provide Shelter and Support to Santa Barbara Homeless proudly opened the doors of the Santa Barbara Homeless Day Center. Located at 816 Cacique Street, the Day Center provides homeless people with access to basic human and supportive services, which are critical in facilitating the transition out of homelessness.

The Day Center is the result of a true community-wide collaboration, bringing homeless people and homeless service providers together with representatives of the Santa Barbara City Council, County Board of Supervisors, Downtown Organization, and Interfaith Council. During the project's planning stages, neighboring property owners and business operators participated in weekly meetings addressing the Day Center's programs, hours of operation, and physical development. Quarterly meetings are held to provide neighbors with ongoing opportunities to voice their concerns to the Coalition and Day Center staff.

With the facility's Phase I improvements now complete, the Day Center provides access to new restrooms, showers, storage space, and a sleeping area, as well as free bus tokens and an address and telephone number for job search contacts. Several local organizations provide individual case management and on-site supportive services such as health care, mental health care, substance abuse counseling, and job training. The Day Center programs have succeeded in placing more than 300 homeless people in permanent housing since the facility opened.



The facility also houses the County's Foul-Weather Emergency Shelter, which provides overnight accommodations for up to 190 people per night, between December 1st and March 15th. For the remainder of the year, a 30-bed shelter provides accommodations for individuals referred by various service providers, such as the County Alcohol, Drug & Mental Health Services Department.

Serving more than 80,000 meals annually, the Community Kitchen provides hot lunches on a daily basis for anyone in need of a meal. In addition, continental breakfasts and hot dinners are prepared for residents of the emergency and year-round shelters. Lord and Lady Ridley-Tree provided \$400,000 to build a state-of-the-art kitchen, and they have committed to giving \$32,000 per year for food purchases over the next four years.

The Redevelopment Agency has helped the community take a major step in addressing homelessness by providing approximately \$1.7 million in financing, as well as significant staff support, to assist in the property acquisition and Phase I improvements to the property. Phase II improvements are scheduled to begin in April 2002, and will include the addition of a second floor dormitory, private rooms for homeless families, laundry facilities, facade treatments, a remodel of the patio area, and the addition of offices, meeting rooms, and training rooms.



◆ Increasing property values within the CCRP generate tax increment revenues totaling \$747,560.

1991

◆ Phase I of the Lower State Street Improvement Project brings streetscape improvements to the 600 block of State Street.

1982

◆ Surface Parking Lot 10, at Anacapa and Ortega Streets, is completed to replace on-street parking spaces eliminated from the 600 block of State Street.

◆ The Agency's annual tax increment revenues grow to \$2,192,287.

◆ RDA issues bonds totaling \$5.6 million for the Santa Barbara Museum of Art expansion - the bonds are repaid through the Museum's Endowment Fund.

Sidewalk Improvements Continue Down State Street

Phase II of the State Street Sidewalk Improvement Project has brought streetscape improvements to the 800 and 900 blocks of State Street. The new landscaping, updated street furniture, and brick sidewalks are consistent with the 1999 Phase I improvements in the 1000, 1100, and 1200 blocks of State Street. Merchants in those blocks enjoy the improved ambiance on State Street and point to the streetscape enhancements as a primary reason for increased foot traffic in the area.

As with Phase I, the Redevelopment Agency has provided funding to cover the basic project in Phases II and III. The basic project includes landscape improvements and the replacement of existing sidewalks with colored and patterned concrete.

Property owners in the Phase I blocks expressed a preference for an enhanced project, which included brick pavers and a holiday lighting system, and voted to form a Public Works Benefit Assessment District to provide funding for the added costs of the enhanced project. Similarly, property owners in the 600 through 900 blocks (Phases II and III) also voted in favor of the enhanced project and created an assessment district. For each phase of the project, the Redevelopment Agency has loaned funds to the City to cover the up-front costs of the enhanced project. The Agency loans will be repaid as the assessments are collected by the City.

Over 15 public meetings were held to encourage widespread participation in developing plans for Phases II and

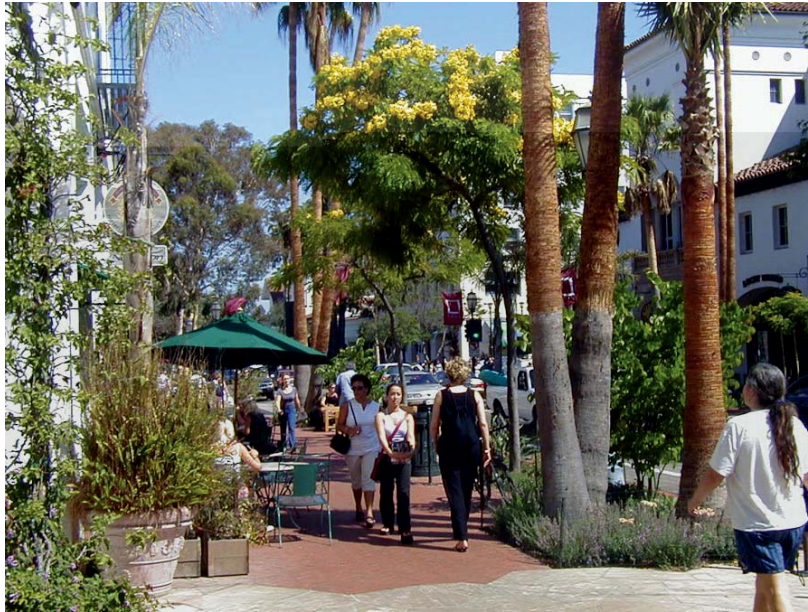
III. With input from numerous public and private entities, the design team of Penfield & Smith Engineering and landscape architects, Cunningham Design, developed a streetscape design that improves pedestrian circulation while enhancing storefront visibility and accentuating architectural features through the use of appropriate landscaping. Landscaping improvements will bring 26 additional street trees to the project

area, incorporating more colorful and hardy plant species that add shade and artfully frame the State Street architecture.

The overall project is proceeding in phases in an attempt to minimize impacts on downtown merchants, shoppers, and property owners. The Agency funded a comprehensive public relations campaign that was carried out for Phase II by the Santa Barbara Downtown Organization. Phase II public relations efforts included weekly public meetings, newspaper and

radio advertising, weekend entertainment, and special sale days, culminating with a Grand Opening celebration on June 16, 2001. These efforts were highly effective, and were received favorably by merchants and customers alike.

Preliminary plans have been completed for the Phase III improvements, which will extend similar upgrades to the 600 and 700 blocks of State Street. Phase III construction is scheduled to begin in January 2002 and will result in a consistent, pedestrian friendly State Street Plaza extending from Cota Street to Victoria Street.



New Mid-Block Crosswalk on State Street

Until February 2001, the 400 block of State Street was the only block between Gutierrez Street and Victoria Street without a mid-block crosswalk. Recent years have brought an increase in the number of restaurants and clubs operating in that block, and jaywalking had become a common occurrence there. In an effort to improve pedestrian circulation and increase public safety in the area, the Agency provided funding for a pedestrian demand (push-button) traffic signal to be installed. The new crosswalk extends the pedestrian-friendly atmosphere of State Street throughout downtown.



1984

◆ RDA issues tax allocation bonds totaling \$7,000,000.

1995

◆ RDA issues tax allocation bonds totaling \$19,830,000.

◆ The Agency selects Reininga Corporation as the developer of the Paseo Nuevo Shopping Center, a major downtown retail revitalization project.

◆ RDA constructs Commuter Parking Lots at the corner of Carrillo and Castillo Streets (104 spaces) and at the corner of Santa Barbara and Cota Streets (221 spaces).

1987

◆ RDA issues tax allocation bonds totaling \$13,085,000.

1988

◆ RDA constructs surface Parking Lot 11 (at the corner of Anacapa and Haley Streets) in anticipation of eliminating on-street parking in the 400 and 500 blocks of State Street.

State of the Art Gallery Brings Public Art Downtown

As a component of the State Street Sidewalk Improvement Project, several concrete pads have been created to accommodate temporary, but recurring installations of public art on State Street. Working in collaboration with the Santa Barbara County Arts Commission and the Santa Barbara Downtown Organization, the Redevelopment Agency has provided \$65,000 for each of the two exhibitions of the "State of the Art Gallery" installed to date.

On display from May through November 2000, the gallery's inaugural exhibition featured several dynamic sculptures by premier artists: Deborah Butterfield, Jim Dine, Robert Hudson, Bryan Hunt, and James Surls.

The 2001 exhibit is on display now through November with six pieces created by southwestern artist Luis Jimenez. The gallery complements the State Street environment, drawing people to the project area and helping to further define the City's Cultural Arts District.



Fiesta Dancers by Luis Jimenez

Storke Placita Gets a New Look



Newly renovated Storke Placita

The 1999 renovation of Storke Placita has greatly enhanced the promenade linking State Street and historic De La Guerra Plaza. The placita's renovation is just one component of a more comprehensive plan being considered to improve De La Guerra Plaza; however, this project has been a huge benefit in and of itself.

A beautifully designed sandstone compass, inlaid in the new pavement and engraved with the names of Santa Barbara's six sister cities, has replaced an unused fountain and sculpture pedestal. Impressive specimen plants and flowering shrubs lure pedestrians to stroll through the placita. The Redevelopment Agency, Parks and Recreation Department, and Public Works Department all contributed to making the project a success.



Cabrillo Blvd. tile bench



New restrooms at Cabrillo Blvd. and Garden St.

Cabrillo Boulevard Restrooms and Tile Benches

New public restrooms, designed by Poirier and David Architects, were recently constructed at the corner of Garden Street and Cabrillo Boulevard, adjacent to the Visitor Information Center. The new restrooms, along with two ceramic tile benches, designed by local artist Hank Pitcher, provide not only vital, but also beautiful and artistic amenities for waterfront visitors. The Redevelopment Agency contributed approximately \$340,000 toward the project, while the City of Santa Barbara funded the remainder of the project's \$537,000 budget.

◆ Phase II of the Lower State Street Improvement Project results in streetscape improvements in the 400 and 500 blocks of State Street.

1989

◆ A 570-space parking structure on Parking Lot 2, at the corner of Chapala and Canon Perdido Streets, and a 542-space parking structure on Parking Lot 10, at the corner of Anacapa and Cota Streets, are completed.

1990

◆ Paseo Nuevo Shopping Center is completed, with two department stores totaling 305,000 s.f., ancillary shops totaling 96,000 s.f., and a program for visual arts, exhibition gallery space, and a performing arts venue. Cost: \$31 million.

1991

◆ RDA issues tax allocation refunding bonds totaling \$38,685,000.

◆ Phase III of the Lower State Street Improvement Project includes streetscape improvements in the 00 through 300 blocks of State Street.



Santa Barbara Museum of Art Expansion (1)



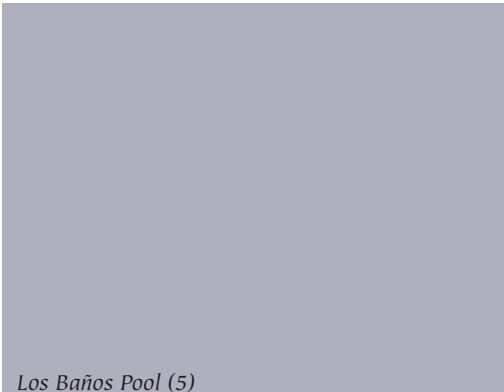
Garden Court (2)



Cabrillo Blvd. Street Lights (3)



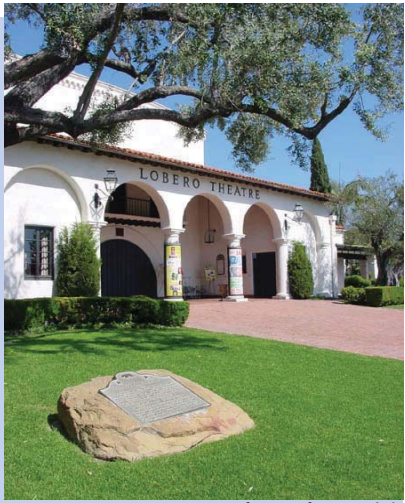
Paseo Nuevo Shopping Center (4)



Los Baños Pool (5)



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|--------------------------------|------------------------------------|------------------------------|
| — Project Area Boundary | ■ Milagro de Ladera | ■ City Parking Lots |
| - - - Cultural Arts District | ■ 235 State St. Parking Lot | ■ City Commuter Parking Lots |
| ★ Sculpture Sites | ■ Railroad Depot | ■ Garden St. Extension |
| ■ Lower State St. Improvements | ■ East Beach Property Acquisition | ■ Storke Placita |
| ■ State St. Sidewalks Phase I | ■ Public Restroom Project | ■ Garden St. Parking Lot |
| ■ Phases II & III | ■ Homeless Day Center | ■ Mason St. Parking Lot |
| ■ 400 Block Crosswalk | ■ Affordable Housing Project Sites | ■ Granada Theater |



Lobero Theatre (9)



City Hall and De La Guerra Plaza (10)



El Presidio de Santa Barbara (8)



City Parking Lot #10 (7)



Chase Palm Park (6)

Agency Issues New Debt for 2001

The Redevelopment Agency has issued \$39 million in new long-term debt for 2001 in the form of tax allocation bonds, a revenue-backed debt instrument authorized by State Redevelopment Law. The tax allocation bonds are repaid solely from the Agency's annual tax increment revenues and will be fully repaid by 2022. The funds from the issue will be used to accomplish new capital projects over the next three years in the Central City Redevelopment Project Area.

Projects to be funded with the bond proceeds include:

- ❑ **Lot 6 Parking Structure:** A new, 575-space parking structure on this existing City surface parking lot; the bonds will provide \$19 million for the full design and construction costs of the project.
- ❑ **State Street Sidewalk Improvements - Phases II and III:** New brick paver sidewalks, street furniture, and landscaping on four prime blocks of downtown; the bonds will provide \$4 million in funding for design and construction costs, some on a reimbursement basis for work already done.
- ❑ **Mission Creek Flood Control Project Enhancements:** Local improvements to a flood control project by the Army Corps of Engineers on Mission Creek, which runs through the project area; the bonds will provide \$2.5 million to enhance the project with added public open space and habitat, aesthetic treatments to historic bridges, pathways, and increased landscaping.
- ❑ **Property Acquisition:** Acquiring properties to be identified that will be used to develop public benefit projects that serve the project area; the bonds will provide \$8 million to acquire properties in the project area, where vacant or underutilized property is a dwindling resource, with approximately \$3 million being used to reimburse the City for a loan for properties already acquired.
- ❑ **Cultural Arts District Plan:** Financial assistance to acquire, renovate, or build performing arts venues in the Cultural Arts District of downtown, in the State Street corridor from Carrillo Street to Victoria Street; the bonds will provide \$5.5 million that could be used to assist a non-profit organization to acquire and renovate the Granada Theater and to assist with the development of a mixed-use project in the Cultural Arts District that would include a relocated Ensemble Theater, office space, and residential units.

Transition House Expands

In July 1999, with the help of a \$320,000 Redevelopment Agency loan, Transition House realized a long-held dream of acquiring property at 421-425 Cota Street. The property is developed with two large mixed-use buildings that provide program and office space on the ground floor and housing for graduates of Transition House self-sufficiency programs above.



Transition House expansion property

Parking Lot Acquired at 235 State Street

In January 2001, the Redevelopment Agency purchased a Caltrans-owned parking lot, located at 235 State Street, adjacent to the Enterprise Fish Company. Though the Agency intends to preserve the parking, plans are being developed to enhance the parcel with a thorough redevelopment that will include new paving and landscaping, improved lighting, and design details that are in accordance with the City's El Pueblo Viejo District Guidelines. Upon completion of the proposed upgrades, the property will be incorporated into the Railroad Depot public parking lot, adding approximately 40 public parking spaces to this area of lower State Street.

East Beach Property Acquisi-

In April 2001, the Redevelopment Agency acquired four adjoining parcels in the industrial area of East Beach, just north of the railroad tracks in the block bounded by Quinientos Street, Calle Cesar Chavez, Quarantina Street, and the Union Pacific Railroad. The Agency paid approximately \$2.8 million for the 2.4-acre site.

The Agency has received numerous inquiries and proposals regarding the potential use of the property as word of this acquisition has become known locally. Among the uses suggested to date are the development of a community arts center, housing performing arts rehearsal space and art workspace; remote parking for the Cacique Street homeless facility; Fiesta Parade float storage; and various recreational and social service uses. A comprehensive planning effort will be undertaken to determine the ultimate use of the property.

1992

◆ The Agency's annual tax increment revenues rise to \$8,053,374.

◆ Carrillo Boulevard Street Lighting Project is completed.

◆ RDA expands Parking Lot 11, providing a total of 186 spaces.

◆ RDA distributes \$1.1 million through the Cultural District Theater Loan Program for seismic and other improvements to various performing arts venues.

◆ Parking Lot 12 is constructed at the corner of State and Gutierrez Streets, providing 98 parking spaces.

1993

◆ RDA provides a \$400,000 grant to JC Penney for State Street relocation.

◆ RDA issues tax allocation bonds, totaling \$14,605,000.

1994

◆ RDA finances \$200,000 renovation of the Carrillo Gym and Recreation Center.

Garden Court Provides Housing for the Elderly

In February 2000, the doors opened at Garden Court, a 98-unit independent-living housing complex for low-income frail elderly. Located at 1116 De La Vina Street, in the heart of downtown, Garden Court provides 24-hour staffing and on-site services that include geriatric social services, health care, door-to-door transportation, housekeeping, and food service. A full-time Resident Services Director arranges a steady curriculum of activities and publishes a lively monthly newsletter.

Each unit is handsomely furnished with a kitchenette, a private patio or balcony, built-in bookshelves, and a fully accessible bathroom. Common area amenities include a multi-purpose recreation room, a private dining room, a chapel, and lounge areas on each floor. Garden Court features a large, protected central courtyard and a covered porch along the front of the property.



Garden Court

The City's Housing Authority operates the facility under a lease with an option to buy. Bialosky/Peikert Architects and Housing Consultant Frank Thompson were the developers. Financing included tax credits and a \$2.75 million loan from the Redevelopment Agency.

Among other national and local architectural design awards, the Garden Court project won the Year 2000 Meritorious Achievement Award given by the National Association of Local Housing Finance Agencies and the California Redevelopment Association's Year 2001 Award of Excellence.

Affordable Housing Accomplishments

With a median single-family home sale price that exceeds \$630,000, Santa Barbara has one of the most expensive housing markets in the country. Average rents have jumped 40% over the last three years, with median rent for studio apartments now at \$800 per month. The rental vacancy rate is estimated at less than 1%, and the City is nearly built out. Developable land is extremely rare and land costs for even less-than-desirable locations exceed \$40 per square foot. Construction costs have also risen precipitously.

Sharply contrasting the soaring costs are the dwindling resources available to localities for affordable housing. On state and national levels, funding for affordable housing has been slashed severely over time. The City of Santa Barbara and the Redevelopment Agency, nevertheless, have not been deterred. Since 1973, the City and Agency have provided over \$60 million in grants and loans to developers of affordable housing. Despite the severe limitations noted above, the City and Agency, along with the Housing Authority have, through careful planning and efficient use of financial resources, helped create over 4,500 units of affordable housing. This constitutes an impressive 11% of the City's housing stock. As current building trends continue, the percentage of affordable housing in the City will continue to grow.

The City Council and Redevelopment Agency Board have, for many years, maintained their commitment to the goal of increasing the City's supply of safe, attractive, and affordable housing. These issues have taken on paramount importance, and in the coming months, the City Council, Agency Board, and City Planning Commission will commence joint worksessions to discuss strategies to further develop and fortify the City's affordable housing programs.

Affordable Units Preserved at Villa La Cumbre



In April 2000, the Housing Authority acquired this beautiful 60-unit rental project for low- and moderate-income seniors. Originally built with Redevelopment Agency assistance, the property features garden apartments set into rolling hills. With 10-year rent restrictions that had expired, the property was in jeopardy of being converted to condominiums, potentially causing extensive displacement of the existing tenants. Acquisition by the Housing Authority ensures that the project will remain a rental project and that none of the existing tenants will be displaced. Financing for this acquisition came from a Housing Authority bond and a \$900,000 Agency loan.

1995

◆ RDA issues tax allocation refunding bonds totaling \$35,015,000.

1996

◆ RDA provides \$150,000 for renovation of Los Baños Pool.

1997

◆ RDA provides \$100,000 for construction of the Northwest Corner of the Presidio and the restoration of El Cuartel, the oldest building in Santa Barbara.

1998

◆ The Chase Palm Park Expansion Project is completed. Cost: \$7.4 million.

◆ The Downtown/Waterfront Visioning Project and Report is completed.

1999

◆ Phase I of the State Street Sidewalk Improvement Project brings brick sidewalks and improved landscaping to the 1000 through 1200 blocks of State Street.

Creek Restoration Projects in the Works

In 1999, responding to growing concerns over creek pollution and beach closures, the Redevelopment Agency appropriated \$100,000 for creek-related studies and projects in the Project Area. Agency funds helped produce the City Creeks Inventory and Assessment Study, which pinpoints sources of creek pollution, identifies areas in need of restoration and enhancement, and points out opportunities for recreational use along the City's numerous urban creeks. The study provides a comprehensive baseline evaluation upon which future creek management policies will be built.

In addition, the Agency has issued a \$39 million tax allocation bond that includes up to \$2.5 million for enhancements to the US Army Corps of Engineers' Lower Mission Creek Flood Control and Creek Enhancement Project. Redevelopment Agency funds would be used to enhance the project's architectural and landscape elements, to create habitat expansion areas and recreational pocket parks, or to provide hazardous materials studies and assistance in creek clean-up efforts. Congressional funding for the Army Corps' project was authorized in 2000, thereby allowing the project to proceed through the design process, with construction expected to begin in 2003.

Parking Structure at Lot 6 Moves Forward

In May 2001, the City Council approved the Final Negative Declaration and revised plans for a 575-space multi-level parking garage, bicycle station, and approximately 5,000 square feet of City Transportation offices at the corner of Anapamu Street and Anacapa Street. Project revisions involved the deletion of additional



proposed office space along the north side of the property. Instead, this area will accommodate a separate project of approximately 10-12 units of publicly-financed housing. The Council further authorized the Public Works Director to enter into a final design contract for the project with Wilbur Smith Associates.

The site is currently developed with a City-owned surface parking lot that is unable to accommodate the existing parking demand generated in that area. The new parking structure will help ease the area's parking deficit by providing much-needed parking spaces for patrons of the area's numerous shops, offices, restaurants, and cultural attractions. With current cost estimates at \$19 million, the Redevelopment Agency Board is financing the project through the 2001 Agency bond issue.

Cultural Arts District Plan

City plans and policies have long identified the need and desire to create a cohesive downtown Cultural Arts District. However, the circumstances necessary to create such a district (i.e., available land/building area, community interest, and funding sources) have never come to pass. An opportunity to develop a Cultural Arts District Plan (CADP) has now been recognized, and in August 2000, the City Council and the Redevelopment Agency Board directed staff to develop a Memorandum of Understanding (MOU) identifying potential component projects, key participants, and their projected roles in implementing the CADP.

Although the MOU is still undergoing revisions, potential components of the CADP may include renovations to the Granada and Arlington Theaters, a new Ensemble Theatre, a new multi-screen Cineplex, a City-owned parking garage, and public paseos and plazas. It is anticipated that the Redevelopment Agency's participation could include broad planning costs, land assembly, land acquisition, renovation, and construction costs for performing arts venues, and public infrastructure construction.



Potential components of the Cultural Arts District Plan. Clockwise from top left: Ensemble Theatre Company, the Granada Theater, and the Arlington Theater

1999

◆ Milagro de Ladera is completed, providing 51 units of affordable housing.

◆ The Agency provides an additional \$100,000 for ongoing reconstruction of the Presidio.

◆ Storke Placita alterations include removal of an unused sculpture pedestal and fountain, increased lighting, and upgraded landscaping.

◆ The Homeless Day Center, Community Kitchen, and Foul Weather Emergency Shelter are established.

◆ The Santa Barbara Railroad Station Improvement Project is completed. Cost: \$8.5 million.

◆ The Agency's powers of eminent domain are extended to 2007 and the "life" of the CCRP is extended to 2012.

2000

◆ The 98-unit Garden Court independent senior living complex is completed with \$2.75 million in financing assistance from the RDA.

2001

◆ Annual tax increment totals exceed \$11 million.

SANTA BARBARA REDEVELOPMENT AGENCY PROJECTS WIN LOCAL, REGIONAL, AND NATIONAL AWARDS!

CHASE PALM PARK

- California Redevelopment Association - 1999 - Award of Excellence
- California Parks and Recreation Society - 1st Place Awards for Park Planning, Media Communications, and Marketing Theme



MILAGRO DE LADERA

- American Planning Association
 - National APA - 2001 - Paul Davidoff Social Advocacy Award
 - California State Chapter - 2000 - Advocacy Planning Award
 - Central Coast Chapter - 2000 - Planning Project Award
- California Redevelopment Association - 2000 - Award of Excellence
- National Association of Local Housing Finance Agencies - 1999 - Meritorious Achievement Award



Several of the Agency's recent projects have received widespread recognition and prestigious awards from local, regional, and national organizations. These projects exemplify innovative methods of development and financing and are huge assets to the Santa Barbara community. The Agency is very proud to be the recipient of these awards.

GARDEN COURT

- California Redevelopment Association - 2001 - Award of Excellence
- National Association of Local Housing Finance Agencies - 2000 - Meritorious Achievement Award



SANTA BARBARA RAILROAD STATION

- California Redevelopment Association - 2000 - Award of Excellence
- Santa Barbara Beautiful Award for Historic Renovation
- California Transportation Foundation's 2000 Tranny Award for Outstanding Transit Project
- California Office of Historic Preservation - Governor's Historic Preservation Award for 2001



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Held at 2:00 p.m. on the first three Tuesdays of the month in City Council Chambers at City Hall in De La Guerra Plaza. Open to the public.

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For more information about the Santa Barbara Housing and Redevelopment Division please visit the Redevelopment Agency web site at: <http://www.sb-redevelopment.com> or visit the Santa Barbara City web site at: <http://www.ci.santa-barbara.ca.us>